PROCEEDINGS OF THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY RESOLUTION AND HEARING DECISION

IN RE: CITY OF AUBURN FILE NO. 2249

Lea Hill Area

Proposed Annexation
King County, Washington

I. PUBLIC HEARING OVERVIEW

In January of 2007 the City of Auburn filed a Notice of Intention (File No. 2249) to annex a certain 2096 acres described as the Lea Hill Area.

Auburn City Council adopted a Resolution approving a plan to annex the Lea Hill Area. City officials reported that the proposal to annex the Lea Hill Area was made in response to citizens' interest in incorporation into the City of Auburn.

The Notice of Intention describes the Lea Hill Area as being located on the northeastern side of the City of Auburn. The western boundary of the site abuts the City of Auburn. The northern boundary is generally formed by SE 280th Street. The eastern boundary of the Lea Hill Annexation is generally formed by State Route 18. The southern boundary is generally formed by the Green River corridor.

At the same time the City of Auburn filed the Notice of Intention, the City invoked the Board's jurisdiction for the stated reason of providing citizens an independent forum to obtain information and comment upon the proposed Lea Hill Area Annexation.

The City of Auburn also reported to the Boundary Review Board that the Resolution for the Lea Hill Area calls for an election to permit the citizens within the Lea Hill Area to ultimately decide whether or not to join the City of Auburn.

The Board held a public hearing on March 6, 2007, and at the conclusion of the hearing, the Board left the record open until March 12, 2007 to permit the submission of specific written documents to the file.

The Board reviewed File No. 2249 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Auburn Comprehensive Plan, and other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2249 contains sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of legislative action to complete its review of the proposed annexation of the Lea Hill Area.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2249**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of the Lea Hill Area is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Auburn's proposed Lea Hill Area Annexation (2096 acres). Additional authorities applicable to the Lea Hill Area include, but are not limited to: RCW 36.70A, RCW 35.13/35A.14, King County Comprehensive Plan/Countywide Policies, the Auburn Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors to be applicable to this matter: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The Lea Hill Area lies within the Urban Growth Area established by King County. The City of Auburn confirmed this urban designation for the Lea Hill Area in its Comprehensive Plan.

The record demonstrates that both Lea Hill and the communities in the nearby existing City of Auburn share similar demographic characteristics, land use designations/zoning, land uses, and natural environments (e.g., topography, flora, drainage basins).

The Lea Hill Area is substantially developed with residential uses, including primarily single-family homes and some multi-family dwellings. Approximately 10,500 people reside in the Lea Hill Area. Green River Community College and a small commercial district are also located within the boundaries of the Lea Hill Area. Several public uses are also located within the boundaries of the proposed Lea Hill Area Annexation.

The Lea Hill Annexation is reportedly intended to ultimately add to the City of Auburn all lands within the Urban Growth Boundary described in jurisdiction's Potential Annexation Area. For that reason, it is noteworthy that, adjacent to the proposed Lea Hill Area, are two island territories which will not be annexed into the City of Auburn at this time. More specifically:

- The Lea Hill Area contains a 160-acre island (Verdana) that is located wholly within the incorporated boundaries of the City of Kent. The City of Kent previously used this land as watershed. A portion of the site is zoned and slated for a residential Planned Unit Development. The remainder of the Verdana Island is to remain as open space. Annexation will not cause a change to jurisdiction of this land.
 - Following the Lea Hill Area Annexation, however, Verdana will be contiguous to the City of Auburn. Consequently, annexation of the Verdana Island to Auburn could be accomplished under existing law. To that end, the City of Kent and the City of Auburn are establishing a plan and an agreement to permit annexation of the area to Auburn at a future time. The transfer is proposed based upon the geographic contiguity of the lands, topographic links (e.g., terrain, water basins); proposed land uses that are consistent to City of Auburn land uses; and service connections (e.g., roadways, emergency services). The City of Auburn/City of Kent agreements and plans provide both for governance and for continuing public services to the Verdana Island.
- Further, within the Potential Annexation Area, there is a 9.5 acre territory (including a portion of SR 18) which includes both "Urban" and "Rural" Lands. This acreage is entirely removed from the Lea Hill Annexation Area in order not to bisect the area. The City and the County have agreed to work to resolve this matter in the near future.

The King County Comprehensive Plan contemplates transfer of the Lea Hill Area to a local jurisdiction. County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and eliminate unincorporated islands between cities. Policy LU-32 encourages cities to annex designated areas into city boundaries. King County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.) Policies also establish cities as the providers of local governance, community planning, and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36).

The State Growth Management Act, the King County Comprehensive Plan, and the City of Auburn Comprehensive Plan all anticipate that the Lea Hill Area will experience continuing urban growth over the next ten years.

The City of Auburn Comprehensive Plan provides a commitment and for the necessary resources to govern the Lea Hill Area. The unincorporated area is included in the "Development in the Unincorporated Areas and Annexation Element" of the City of Auburn Comprehensive Plan. The proposed action is consistent with City of Auburn Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City.

Various Auburn Plan policies demonstrate that the City has provided for protection of the existing built environment and for new development in the Lea Hill Area. Under the City's Comprehensive Plan, citizens of the Lea Hill Area would also be provided with a full array of uniform public services, facilities and infrastructure.

For example, there is land within the annexation area that is suitable and permitted for redevelopment/new development with residential uses. The City of Auburn Comprehensive Plan provides for growth at levels of density (e.g., low density single-family use; low-density multi-family use; and urban separator), consistent with the existing built environment and the natural environment. With annexation of the Lea Hill Area, there would be an opportunity to immediately implement consistent and coordinated development standards throughout the greater community. Similarly, this annexation would be consistent with policies supporting inclusion in cities of those areas where urban infrastructure and services are available (e.g., policing, fire service, medical aid, sewers, water, stormwater management.)

The Lea Hill Area contains environmentally sensitive features (e.g., variable topography, drainage basins, natural habitat). Portions of the environmentally sensitive lands require planning and management to ensure the preservation of these critical areas. The Auburn Comprehensive Plan provides support for the natural environment within the Lea Hill Area through guidelines and regulatory controls (e.g., open space preservation, storm water/flood control programs) designed to protect sensitive areas.

State Growth Management Act (RCW 36.70A) policies and goals support the Lea Hill Area Annexation. The proposed action would be consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation.

While immediate transition of all Urban Growth Area lands (including Verdana and SR-18) would more comprehensively address RCW 36.93, *et seq.*, completion of the currently proposed Lea Hill annexation, on balance, will be a material step toward annexation of the entire Lea Hill Area. This action would be completed upon the planned future annexation of Verdana Island and the SR-18 Island into the City of Auburn.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Lea Hill Area is an urban community requiring municipal services and facilities. Service goals and policies for urban areas are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

Consistent with the State Growth Management Act and the King County Plan, the City of Auburn has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries.

Upon annexation, the City of Auburn will provide (directly or by contract) a full array of public services. More specifically, the City will provide for policing services. The City will contract with Valley Regional Fire Authority for fire service and medical emergency service. Working with the King County Water District No. 111 and the City of Kent, the City of Auburn will continue to provide for water service. Working with the Soos Creek District and the City of Kent, the City of Auburn will provide for wastewater treatment services. The City of Auburn will provide a storm water management system. The City of Auburn will provide for construction and maintenance of transportation infrastructure and systems.

The City of Auburn will provide for law and justice services and a range of human services. The King County Library and local/regional recreation facilities would be available to residents. The Auburn School District and the Kent School District will not be affected by this annexation.

King County officials support annexation of the Lea Hill Area, stating that this action creates a logical municipal service area. The City can provide more cohesive policies, standards, programs, coordinated operations, and efficient, economic control of services. Thus, services will be more effective, more efficient, and less costly to both government and citizens of the Lea Hill Area.

RCW 36.93.170 (3) Effects of Proposal

The Board considered mutual economic and social interests, and local government structure effects to be applicable. Below is a brief review of key issues.

The City of Auburn has demonstrated the mutual social and economic link between the jurisdiction and the adjacent Urban Growth Area identified as Lea Hill. Citizens of Lea Hill utilize facilities in the City of Auburn – including libraries, schools, parks and recreation programs. Citizens shop in Auburn and use professional services (e.g., medical care, personal care) in the City. Sales and business taxes will benefit both communities. Citizens travel local and arterial roads through the City. Utility services are coordinated under the aegis of a range of regional service providers.

City representatives conducted and offered into evidence a basic Fiscal Study related to the proposed Lea Hill Annexation. The Study examined the benefits and costs) attendant upon providing immediate governance and service of the Lea Hill Area.

The Fiscal Study was reported to be based upon a plan to provide Lea Hill citizens with governance services and facilities equivalent to those systems provided to the existing City of Auburn. More specifically, Lea Hill Area residents would be provided basic services, infrastructure, and facilities immediately upon incorporation.

For the present and the near-term future, the fiscal analyses demonstrate that City resources (\$2,056,000), in combination with State of Washington allocations (\$1,295,100.) will enable the City to fund annexation and service to the Lea Hill Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units. The City determined that available public facilities and services are sufficient to serve both the existing City of Auburn and the Lea Hill community both upon annexation and into the near-term future.

Further, the Lea Hill Area Annexation is proposed under a framework established through an Interlocal Agreement between the City of Auburn and King County. The Interlocal Agreement establishes a commitment by the County to provide the City of Auburn funding in the amount *of* \$1.125 million for facilitation of transition of service responsibilities from King County to the City of Auburn and \$450,000 for roadway improvements.

The City must also govern parks, surface water management facilities, ground water facilities, and other similar facilities.

The City reports a commitment to conducting substantial and detailed analyses of capital improvements that are anticipated to be required over time (e.g., arterial road improvements) to ensure that the citizens of the entire jurisdiction receive quality services. Improvements to levels of service would then occur over time as required to meet the needs of the community and as permitted by available resources.

The fiscal analyses offers reasonable assurance that existing and anticipated municipal funds, together with King County Initiative funds, will provide sufficient resources to assure service to the Lea Hill Area in a manner that will address impacts on cost and adequacy of services, finances, debt structure, and rights of other governmental units.

King County Comprehensive Plan policies further establish the Lea Hill Area for governance by the City of Auburn based upon social and economic connections.

With annexation to Auburn, all services for the Lea Hill Area reportedly will be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Services would be equal to – or improved from – the services currently provided by King County.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

RCW 36.70A.020 Planning GoalsRCW 36.70A.110 Urban Growth Areas

RCW 36.70A.210 Countywide Planning Policies

Key Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Lea Hill Area include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Lea Hill Area into the City of Auburn will satisfy Growth Management Act criteria for governance of urban areas. This action is supported by the provisions of RCW 36.70.A which require community planning goals, for urban growth, services and infrastructure, and environmental

preservation. For example, the proposed Lea Hill Area Annexation is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) Preservation of Natural Neighborhoods and Communities

The Board finds that the Lea Hill Area is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Lea Hill Area, in its entirety, exhibits many features that support its link with the City. The Lea Hill Area Annexation will preserve an existing, well-defined neighborhood. Both the Lea Hill Area and the adjacent City lands are residential in character. The communities are characterized by similar and connected topography, open spaces, and habitat features.

The citizens of both communities share similar demographic, social, and economic profiles. Residents of the City and the Lea Hill Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Auburn Comprehensive Plan anticipates annexation of the Lea Hill Area. The City includes the Lea Hill Area in its Potential Annexation Area. Annexation of the Lea Hill Area promotes the preservation of the neighborhood because this action encourages a more effective connection to the City of Auburn. Annexation will allow the City of Auburn to guide coordinated community development in a manner which considers both built lands and the critical natural areas.

More specifically, annexation would permit the City of Auburn to establish land use designations and zoning standards for Lea Hill. Under City of Auburn regulations, the Lea Hill Area would be proposed to continue as a predominantly residential community with designations and zoning similar to that of King County. The City of Auburn is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the Lea Hill Area based upon local, regional and state regulations which support the preservation of this community.

Auburn officials have testified as to their commitment to provide Lea Hill Area citizens a voice and a vote in planning for the future development of the built community and preservation of environmentally sensitive areas. City representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County officials support the annexation of the Lea Hill Area citing that this action would be consistent with state, regional and local guidelines. The County has indicated a preference for immediate annexation of urban areas to provide uniform governance for citizens of the Lea Hill Area. The City of Auburn has an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

The inclusion of Lea Hill, with a sizeable area and population, serves to create a coordinated community in order to address the Growth Management Act goals which support local governance by municipal jurisdictions.

RCW 36.93.180 (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

Physical boundaries existing in this general area support the annexation of the Lea Hill Area. More specifically, the Lea Hill Area is contiguous to the northeastern border of the City of Auburn. Other Lea Hill boundaries are formed by the Urban Growth boundary line and the Green River Corridor.

The territory within these borders is specifically established for annexation by Auburn under the City of Auburn Comprehensive Plan (approved by the State of Washington.)

"Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Lea Hill Area share a social affiliation. The communities form a single social neighborhood.

<u>Note</u>: Discussion provided previously in this Report – i.e., Section RCW 36.93.170 [1] describes the Verdana Island – currently within the City of Kent -- that is excluded from the Lea Hill Area Annexation. Agreements are in place for future annexation of Verdana into the City of Auburn. Similarly, there is a 9.5 acre section of SR-18 that is excluded from this annexation. Agreements are in process for the future annexation of the 9.5 acre SR-18 site into the City of Auburn.

The Lea Hill Area annexation is consistent with the King County Comprehensive Plan as this action achieves progress toward incorporation of the greater unincorporated area in King County. The Lea Hill Area Annexation is designed to create cohesive physical boundaries. While immediate transition of all Urban Growth Area lands (including Verdana and SR-18) would more comprehensively address RCW 36.93.180, the achievement of the currently proposed Lea Hill annexation, on balance, would demonstrate substantial material progress toward comprehensive annexation of Lea Hill. Future anticipated action to add the Verdana Island and the SR-18 Island into the City of Auburn will complete incorporation of this Potential Annexation Area.

Annexation of the Lea Hill Area furthers the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

The Auburn Comprehensive Plan (including the Land Use Plan, Comprehensive Sewer and Water Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the Lea Hill Area.

Approval of the Lea Hill Area annexation creates and preserves logical service areas by including a greater number of properties in the City's service area. Annexation of the Lea Hill Area will enable design and implementation of efficient, consistent, consolidated service programs throughout the greater community. The City can provide either directly or by contract for policing, fire protection, water, storm water control, sewers, parks, and other public facilities/amenities. For example:

- The City of Auburn will provide policing services directly to Lea Hill.
- The City of Auburn will contract with the Valley Regional Fire Authority, formed in 2006, to provide fire protection and emergency services. Services benefits and costs management have been designed based upon currently available municipal funding and future funding as projected in a fiscal analysis.
- The City of Auburn will provide for stormwater management. The City will coordinate stormwater services in keeping with King County standards. Specific systems/facilities will be designed to address both the natural environment (e.g., basins, terrain) and the built environment (e.g., structures, roadways). The City will consider creating public amenities to simultaneously serve as storm water management tools. Stormwater management systems will be designed and maintained by professional staff and will be financed through existing stormwater management funds.
- The City of Auburn, working with the City of Kent, the Soos Creek Utility District, and King County Water District No. 111, will provide for water and wastewater services to Lea Hill.
- City parks, recreation facilities, libraries and other community services would be available to the citizens of the Lea Hill Area. The City currently owns/has responsibility for local and regional parks under the City Comprehensive Parks Plan.
- Children would continue to attend schools in Auburn School District No. 408 or Kent School District No. 415.

- Local streets are fully operational and well-maintained by the City of Auburn. Existing funds in the Capital Improvement Plan budget are anticipated to be sufficient to continue to manage these roadways.
- Arterial roadways (including streets, storm water drains, and other right of way features) are anticipated to require \$30 million for upgrades and maintenance. Funding is planned from King County Annexation Initiative fees, grants, development impact fees and other sources. City officials acknowledge that funding may not permit immediate improvements to these facilities. However, the City will plan diligently for funding and implementation of design, construction, and maintenance of arterial roadways.

City officials have demonstrated that public services to the Lea Hill Area would be improved by placing the entire area under a single municipal jurisdiction. Synchronized services and facilities will promote protection of the built environment and the natural environment.

King County strongly supports annexation of unincorporated urban areas, such as the Lea Hill Area to provide citizens with more effective, efficient governance. The County does not have sufficient resources to manage land uses or serve properties in these urban areas.

The State Growth Management Act identifies cities as the logical providers of local governance and urban services.

RCW 36.93.180 (4) Prevention of Abnormally Irregular Boundaries

Annexation of the Lea Hill Area does not create a geometrically uniform boundary, but the evidence does show that this incorporation would provide a reasonable and regular boundary consistent with the Auburn Comprehensive Plan Annexation Element.

The exclusion of the Verdana Island from the Lea Hill Area Annexation results from – and continues – an existing anomaly in that the territory is within the City of Kent. Existing and planned agreements will reportedly lead to a near-term transfer of the Verdana Island to the City of Auburn. Similarly, the SR-18 Island will need to be annexed to the City of Auburn when planned adjustments to the Urban Growth Area boundary are achieved (likely in 2008).

As presently proposed, annexation of the Lea Hill Area to Auburn is consistent with the intent of this criterion in that this incorporation advances the establishment of boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of public services.

Under the King County Comprehensive Plan and the State Growth Management Act, the Lea Hill Area, as an unincorporated urban community, is encouraged to annex to a municipal jurisdiction to benefit from more effective local governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

Both the State Growth Management Act and the King County Comprehensive Plan encourage governance of urban areas by local jurisdictions. Annexation to achieve local governance is preferred over incorporation of new communities.

Annexation of Lea Hill to the City of Auburn would, therefore, be consistent with this criterion.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2249.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The proposed Lea Hill Area includes 2096 acres area of unincorporated land. The Board finds that annexation of the Lea Hill Area to the City of Auburn would create more practical boundaries by placing a greater portion of the built environment and linked natural environment under City jurisdiction, thus creating more practical boundaries for the effective local governance, directed

planning activities (e.g., establishment of uniform land uses and development standards), preservation of environmentally sensitive areas, and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The Board finds that annexation of the Lea Hill Area into the City of Auburn is based upon the location of this territory within the Urban Growth Area established by the King County Comprehensive Plan. The "Urban" designation established for the Lea Hill Area is also supported by the State Growth Management Act.

The City of Auburn Comprehensive Plan includes the entire Lea Hill Area in its Potential Annexation Area. This definition addresses both existing land characteristics and future designation/use plans for the Lea Hill Area.

Coordinated governance and services should immediately benefit Lea Hill Area citizens. With annexation, of the Lea Hill Area into Auburn, the City can provide the citizens of Lea Hill uniform governance, coordinated development, and cohesive services appropriate for this urban territory. Annexation would permit citizens to affiliate with a local government and thus to participate in the governing process.

In sum, the annexation of Lea Hill to the City of Auburn is determined to meet and advance the statutory mandate established under RCW 36.93, RCW 36A.70, the King County Comprehensive Plan, the City of Auburn Comprehensive Plan, and other applicable state, regional, and local standards.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2249 as the Lea Hill Area lies in the Urban Growth Area as established for King County.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2249 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Auburn Comprehensive Plans, RCW 35.13/35A.14 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Lea Hill Area Annexation could be accepted as proposed by the City of Auburn, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Auburn Comprehensive Plan).
- The Lea Hill Area Annexation could be denied in its entirety if annexation is found to be inconsistent with RCW 36.93 and other applicable regulations (e.g., Chapter 36.70A RCW, King County Comprehensive Plan, Auburn Comprehensive Plan).

**

The Board finds that the record for File No. 2249 is detailed and extensive. Affected parties have provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Lea Hill Area Annexation. The Board

finds that the City of Auburn's proposed annexation of the Lea Hill Area is consistent with the provisions of 36.93 RCW. By way of example, but not limitation:

- The Lea Hill Area annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs.
- Additionally, the proposed Lea Hill Area was evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	Lea Hill Area (2096 acres)
OBJECTIVE 1 — PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY THAT ARE CURRENTLY AVAILABLE FOR ANNEXATION.
	THE REMAINING PROPERTIES ARE SLATED TO BE ANNEXED UNDER A PENDING INTERLOCAL AGREEMENT.
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT ESSENTIALLY COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES.
	THE REMAINING PROPERTIES ARE SLATED TO BE ANNEXED UNDER A PENDING INTERLOCAL AGREEMENT.
OBJECTIVE 3 — CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS AUBURN CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION.
	THE REMAINING PROPERTIES ARE SLATED TO BE ANNEXED UNDER A PENDING INTERLOCAL AGREEMENT.
OBJECTIVE 5 - DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	ADVANCES CRITERION AS ANNEXATION, RATHER THAN INCORPORATION, IS PROPOSED FOR THIS AREA.
OBJECTIVE 6 - DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
Objective 7 - Adjustment of Impractical Boundaries	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND TO STREAMLINE SERVICE PROVISION
OBJECTIVE 8 — INCORPORATIONOR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE ENTIRE DESIGNATED URBAN AREA WILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 - PROTECTION OF AGRICULTURAL AND RURAL LANDS	DOES NOT APPLY

- State Growth Management Act (Chapter 36.70A RCW) policies call for logical and orderly growth. The Board finds that annexation of the Lea Hill Area advances the provisions of the RCW 36.70A by providing for effective local governance.
- The King County Comprehensive Plan/Countywide Policies and the Auburn Comprehensive Plan also contemplate logical and orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for this community.

The Board finds that the proposed Lea Hill Area Annexation achieves the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Auburn Comprehensive Plan. Annexation of the Lea Hill Area would accomplish that balance that the County and the City seek from annexation of urban areas into local communities.

IV. CONCLUSION

The Boundary Review Board finds that approval of the Lea Hill Area annexation to the City of Auburn advances the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Auburn's Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board finds that approval of the City of Auburn Notice of Intention to annex the Lea Hill Area is timely based upon the City of Auburn's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Auburn to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public health and welfare.

(Note: Under state law, the City of Auburn must adopt an Ordinance or Resolution affirming the Lea Hill Area Annexation following action by the Boundary Review Board and agreement by a vote of the citizens. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2249 be, and the same is, hereby approved as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of 8 in favor, 0 in opposition, and 1 abstention, on this 12 day of April of 2007, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Original Signed Copy on File with Boundary Review Board Michael Marchand, Chair

FILED this 13 day of April 2007 BY:

Original Signed Copy on File with Boundary Review Board
Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF AUBURN LEA HILL AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF AUBURN LEA HILL AREA: MAP OF ANNEXATION AREA BOUNDARIES